

Morgans PROPERTY

6 Tirran Drive, Dunfermline, KY11 8JG

Offers Over £290,000

4 3 1









- Four bedroom Family Home
- Ground floor bedroom with en-suite
- Main bedroom with en-suite shower room
- EPC Rating -
- Family bathroom
- Living room with double doors to the kitchen/dining room
- Kitchen/dining room with sliding doors to the rear
- Council Tax Band -









Welcome

This four-bedroom home offers accommodation across two floors in Dunfermline, complete with two en-suites, a ground floor bedroom and a ground floor WC, ideal for growing families. The entrance hall leads to the living room, which has a window to the front and double doors through to the kitchen/dining room. The kitchen/ dining room spans the rear of the home with sliding doors opening onto the rear garden. Bedroom two is also on the ground floor, with a window to the front and its own en-suite shower room. A ground floor WC off the hall completes the downstairs accomodation. Upstairs, bedroom one has a built-in wardrobe and an en-suite shower room. Bedrooms three and four both overlook the front with built in wardrobes and are seved by the family bathroom. There is a double driveway to the front and with spacious rear garden to the rear with patio area and shed. Located in Dunfermline, the property is well placed for commuters, with easy access to the M90 and regular rail services to Edinburgh, making it a practical choice for growing families.







Extras Inc. in Sale / Agents Note

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









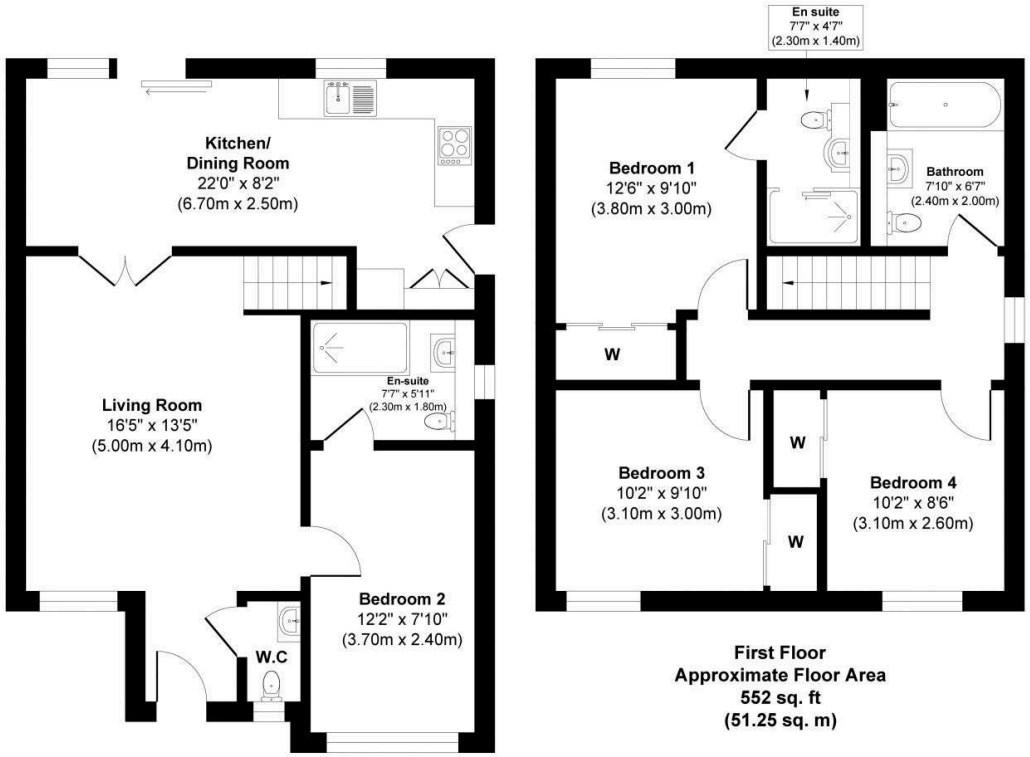
Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





9AM MEDIA

Approx. Gross Internal Floor Area 1203 sq. ft / 111.74 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement.A party must rely opon its own inspection(s). Created by 9AM Media

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